

**Know all Men by these Presents,**

010298

**That** James E. Provost and Rose L. Provost,

in consideration of One Dollar and other valuable consideration

paid by Tam V. Nguyen and Andrea A. Nguyen, of RFD #4, Box 604, Augusta, Maine

whose mailing address is same

TRANSFER  
TAX  
PAID

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said Tam V. Nguyen and Andrea A. Nguyen, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Being Lot numbered one hundred fifty-six (156) on Plan of Rosemar Park as amended, made for L. N. Violette Co., Inc., April, 1951 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected or allowed to stand upon said lot within twenty-five (25) feet of Mathews Avenue or within five (5) feet of the west and east boundary line;
2. That no residences for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or second-hand goods, automobiles, machines, junk or salvage materials of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Mathews Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than six thousand dollars (\$6,000.00) shall be built thereon.

For source of title, reference may be had deed from Donald Stickney and Ann Stickney to James E. Provost and Rose L. Provost dated September 23, 1983, recorded in Kennebec County Registry of Deeds in Book 2615, Page 226.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Tam V. Nguyen and Andrea A. Nguyen, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

**And** We do **covenant** with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantees their heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** We, the said James E. Provost and Rose L. Provost

~~xxxx~~

~~husband/wife of the said~~

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this day of the month of , A.D. 19 87.

**Signed, Sealed and Delivered**  
in presence of

Gertrude L. Fogg  
Gertrude L. Fogg  
Dean H. Fogg  
Dean H. Fogg Jr.

X James E. Provost  
JAMES E. PROVOST  
X Rose L. Provost  
ROSE L. PROVOST

Illinois  
State of ~~Illinois~~, County of DuPage

ss: February 4, 19 87.

Then personally appeared the above named James E. Provost and Rose L. Provost

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*[Signature]*  
Notary Public  
Attest



RECEIVED KENNEDY SS.  
1987 MAY 11 AM 11:30  
RECORDED FROM ORIGINAL